

March 3, 2022

ITEM NO.: FOUR

FILE NO.: HDC2022-006

NAME: Fence, Curb Cut, and Storm Windows

LOCATION: 904 Scott Street, Cohn House

OWNER/AUTHORIZED AGENT:

Jill Judy & Mark Brown
400 W. 18th Street,
Little Rock, AR
72206

Zack Huffman
1101 Cumberland Street,
Little Rock, AR
72202



Figure 1 904 Scott Street

AREA: 0.16 acres

NUMBER OF LOTS: 2

WARD: 1

HISTORIC DISTRICT: MacArthur Park Historic District

HISTORIC STATUS: Contributing

CURRENT ZONING: MacArthur Park Local Ordinance District and Urban Use (UU)

BACKGROUND:

Location

The subject property is located at 904 Scott Street. The property's legal description is "Part of Lots 11 and 12 of the City of Little Rock, MPDA 38' of Lot 11 and the West 28' of Lot 11 and 12."

Context

The building was constructed in c. 1871 as a two-story single-family dwelling. The 2007 architectural survey form states: "This two-story Italianate house has a wide cornice and paired brackets supporting overhang. Windows and doors are hooded at front, have vertical mullions and entry is typical Italianate."

The structure demonstrates similarities to the Simple Hipped Roof subtype of the Italianate style. This subtype is the most common Italianate subtype in the United States. The Cohn House displays wide overhanging eaves with decorative double brackets along the entire roofline and a full facade porch supported by chamfered (beveled) columns crowned with decorative brackets. The house is clad with weatherboard siding and has a three-ranked configuration of façade openings with the primary entrance on the left rather than the center.





Windows are primarily wood two-over-two double-hung with the front façade displaying segmentally arched frames and the remaining facades displaying traditional rectangular casings. The transom above the entrance on the front façade also possesses a segmental arch. The glazing and frame of the front façade windows were crafted to curve along the segmental arch to create an uninterrupted design. The first story front façade windows are tall and narrow, beginning at the floor of the porch and extending almost the full height of the story.

The structure is considered Contributing to the MacArthur Park Historic District. Since its construction, the dwelling was moved sometime c. 1900 from the north portion of the lot on Scott and 9th to the southern half of the lot away from the intersection (see Exhibits). At some point in the building's history between

1950 and 1978, the full façade porch was removed. In 2015, the structure suffered from fire damage and extensive rehabilitation and reconstruction has taken place since, including the reconstruction of the full façade porch.

A previous COA was approved in 2017, and amended in 2020, for a fencing system.

Recent Action

On November 1, 2020 a COA was approved and issued to Little Rock Historic Properties for the removal of a concrete block wall at the rear of the property and the construction of fencing, dumpster enclosure and parking lot gate.

On September 12, 2018 a COC was approved and issued to Jill Judy & mark Brown for the installation of a new roof.

On January 9, 2017 a COA was approved and issued to Jill Judy & mark Brown for the installation of fencing around the property.

On January 9, 2017 a COC was approved and issued to Jill Judy & mark Brown for the demolition of a concrete block wall on the property.

On January 9, 2017 a COA was approved and issued to Jill Judy & Mark Brown for the restoration of the full-height and façade porch.

On October 6 2016 a COC was approved and issued to Jill Judy & Mark Brown for roof installation.

On April 13, 2015 a COC was approved and issued Jill Judy & Mark Brown for brick repair, siding repair, window repair, and replacement of materials in kind damaged by fire.

On February 12, 2015 a COC was approved and issued to Jill Judy & Mark Brown for brick repair, siding repair, and window repair.

On September 4, 2014 a COC was approved and issued to Jill Judy & Mark Brown to install temporary fencing during interior remodel.

Other actions were found but are more than 10 years ago and no longer relevant.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant's request is in two parts.

1. The applicant requests to amend the fencing system plan outlined in the COA approved on November 1, 2020. The new plan makes accommodations to allow the HVAC system to properly circulate air and for utility service access to the dumpster, involving a curb cut.
2. The applicant requests to install storm windows on all window openings.

B. EXISTING CONDITIONS:

Currently there are no exterior storm windows on the facades. A 6' tall wood fence exists on the north elevation with cut outs near the HVAC units.

In the surrounding area, the development directly across the street to the east has a similar steel picket fence system and the nearest property to the south has a wrought iron fence with the north side surrounded by shrubbery. Further to the south, a neighboring property on the block has a wood picket fence system. To the north of the applicant property is a parking lot owned by the applicant.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations touching the property were notified of the public hearing.

D. ANALYSIS:

1. Fencing: Concerning the fencing amendment, the previously approved 2020 COA contained the following:

- Construction of a 6' wood privacy fence alongside the west, north, and south property lines.
- Installation of a wood sliding vehicular gate 20' off the north property line.
- Installation of shrubbery and trees
- Construction of wood dumpster enclosure two feet taller than dumpster.

The November 2020 COA was, itself, an amendment of the COAs approved in January 2017.

The current application seeks approval for the following at 904 Scott Street:

- Construction of a 6' steel picket fence alongside the west, north and south property lines. The fence meets the front of the structure on both the north and south sides.
- The style of the fence will be identical to the approved front fence (Montage Plus Classic Steel Fence with Triad Finial Adornments all in black).
- Installation of a steel sliding vehicular gate 20' off the north property line.
- Installation of shrubbery and trees along north fence line (not in review of this commission).
- Construction of a steel dumpster enclosure two feet taller than dumpster with the inclusion of a solid metal plate behind the fencing.
- New curb cut.
- Installation of a green space with shrubs and small trees near dumpster.

Section VII. A. 3. of the Guidelines states: *"Fences in the rear yards and those on side property lines without street frontage may be 72" tall. The privacy fence should be set back from the front façade of the structure at least halfway between the front and back walls of the main structure. [...]"*

Screening with plant material is recommended."

Staff believes the proposed fence meets the expectations of the Guidelines in dimension, scale, material, and style. The proposed fence, however, does not meet the Guidelines' setback standards and is not in compliance. The side yard fence is proposed to begin at the corners of the front façade rather than halfway between the front and rear walls. The proposed setback would disrupt the rhythm of the block. The proposal also includes the installation of landscaping in front of the fence on the north elevation, creating a visual shield to the HVAC units.

Staff believes the fence line on the south elevation should be setback to halfway between the front and rear of the building, and the north elevation fence line should, to accommodate the existing HVAC units, be setback between the first and

second north façade windows. This demarcation would rectify block rhythm concerns.

Staff believes the solid black metal plates on the 10' wide gate for the dumpster will provide a necessary visual shield while still providing access for services.

The proposal requests a curb cut on the north side of the property directly along the west property line.

Section VII. C.3. Curb Cuts states: *“Curb cuts should be avoided unless necessary to access new parking areas. The new curbing should be constructed to match the historic or traditional curb cuts in the district in size, color, materials, and configuration. In residential areas, new driveways should not be introduced within block faces in which they do not already dominate the development pattern. For areas having lot widths of 50 feet or less, they interrupt the streetscape from both a functional and aesthetic perspective. When new driveways are created, their width should be a minimal as possible.”*

2. Storm windows: The proposed storm windows are ProVia Town & Country Series in aluminum in the Café Crème color. Storm windows are proposed as double-hung with no grids. All storm windows are proposed as functional with a screen on the lower half, with the exception of the two large windows on the first story of the façade. These exterior storm windows are proposed to be stationary double hung.

Section III. B. 2. of the Guidelines states: *“Interior storm windows are encouraged and preferred. Interior storm windows do not require a COA nor the associated costs of the COA. Exterior screen and storm windows should be wood or baked-on enamel or anodized aluminum in a color to match the window sash paint color and fit within the window frames, not overlap the frames. Screens should be full-view. Storm windows may also be mounted on the inside of windows. Half screen and screen or storm windows smaller than original window are not recommended.”*

During the September 2, 2021 HDC meeting, Commissioners agreed to allow half-screen exterior storm windows in the district.

The proposed exterior storm window sashes will line up with the sashes of the original windows. However, the front façade windows all possess segmental arch hoods which is difficult to replicate in a double-hung or full -view storm window composed of aluminum. The application proposes to install exterior storm windows that have an added arched section mullied to the top of the double-hung units. This system will result in an additional horizontal line visible

from the street that creates a misleading image of the original window configuration.

Staff shared with the representative that interior storm windows were preferred in general to exterior storm windows and would be a more appropriate solution for windows on the front façade (Scott Street) due to their irregular shape. An interior storm window could be manufactured in a similar configuration as the proposed exterior; however, if the additional mulled piece is a dark color, it would be less visible if one were looking at the façade from the street. The mulled horizontal addition would only be seen from the interior. This would avoid visually disrupting the original configuration of the front façade windows from the exterior.

E. STAFF RECOMMENDATION:

Staff recommends denial as filed, or approval of the application with the following conditions:

1. The relocation of the fence setbacks to approximately halfway between the front and rear walls (28' from the front) on the south side and to 2' from the front of the house on the north side.
2. The use of interior storm windows on the front façade with dark colored components when facing the exterior.
3. Curb cuts match traditional curb cuts in the district in size, color, materials, and configuration.
4. Obtaining a building permit.
5. Project to be completed within 365 days of obtaining permit.

HDC2022-006 EXHIBITS



Figure 1 904 Scott Street Front Facade



Figure 2 904 Scott Street North elevation



Figure 3 Location of proposed curb cut and landscaping, looking southeast

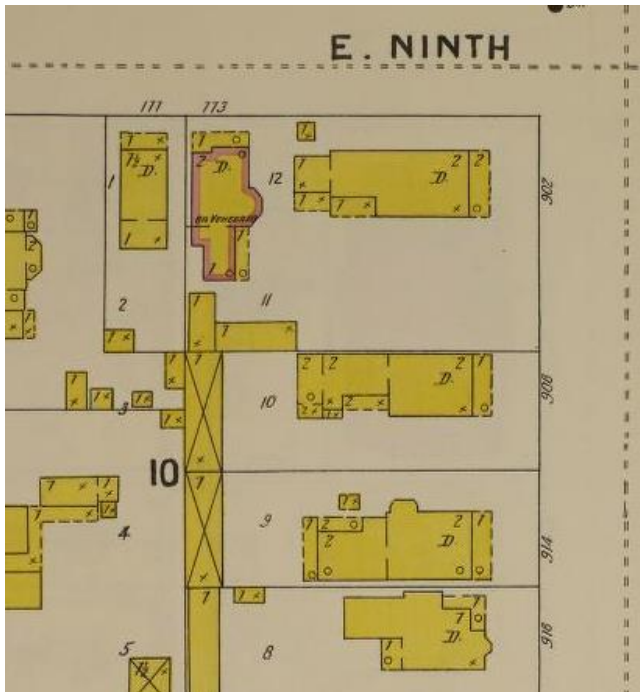


Figure 4 Sanborn Map, Little Rock, 1897

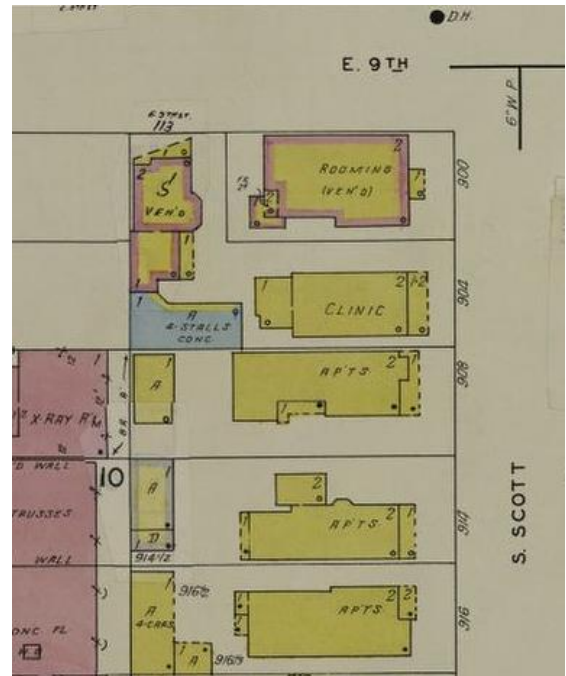


Figure 5 Sanborn Map, Little Rock, 1950